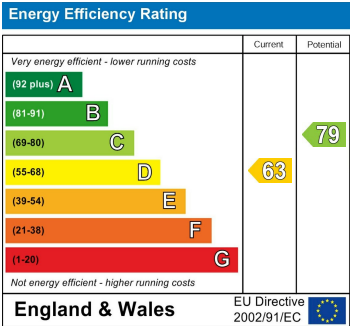


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



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Bruntingthorpe Way
Binley CV3 2GE



£330,000

Bedrooms 3
Bathrooms 1

Set back from the road with a peaceful green in front, this extended three-bedroom semi-detached home on Bruntingthorpe Way offers a lovely sense of space and calm before you even step through the door. The setting feels open and friendly, with birdsong in the morning and the gentle hum of a well-established neighbourhood. It's the kind of spot that immediately feels like home: peaceful, practical and perfectly placed for family life.

Inside, the home has been completely transformed to suit modern living while keeping a welcoming, homely warmth. The entrance hall makes a bright first impression, with soft neutral tones, laminate flooring and clever pop-out understairs storage that neatly tucks everything out of sight.

To the front, the lounge is calm and cosy, framed by a large window that looks out across the green frontage. An electric fire adds a gentle glow, creating a space that feels instantly relaxing, ideal for quiet evenings or lazy Sunday afternoons.

At the rear, the open-plan kitchen and dining area brings everyone together. It's spacious and beautifully designed, with a central island at its heart that makes a natural gathering point for family and friends. The black metro-tiled splashback contrasts perfectly against the light cabinetry and tiled flooring, while twin skylights and French doors flood the room with natural light. Built-in appliances include a microwave, dishwasher and extractor, with space for a range cooker and an American-style fridge freezer. Just off the kitchen, the practical utility room and ground-floor WC keep the household running smoothly and stylishly.

Upstairs, there are three comfortable bedrooms, each finished in soft, neutral tones to create a calm and airy feel. The main bedroom features a full-width fitted wardrobe, perfect for keeping things effortlessly organised. The second is another generous double, and the third a lovely single room that works equally well as a nursery, home office or cosy guest space. The family bathroom continues the home's clean, modern style, with tiled walls and flooring, a white three-piece suite, a P-shaped bath with shower over, and a smart vanity unit beneath the sink.

A fixed staircase leads to a loft room - currently used as a versatile fourth bedroom that feels peaceful and private, bathed in soft light and ideal as a guest room, a teenager's retreat or even a quiet study space.

Outside, the gardens have been thoughtfully landscaped to complement the home's modern design. The rear garden features a smooth patio area perfect for summer barbecues and evening drinks, stepping up to an artificial lawn that stays green all year round. It's a low-maintenance, private space designed for relaxing and enjoying the outdoors. The front garden is neat and tidy, with both side and rear access adding an extra touch of practicality.

Bruntingthorpe Way is a popular address in Binley, known for its friendly community and great convenience. Local shops, parks and well-regarded schools are all nearby, and the A46 and M6 provide quick and easy links into Coventry and beyond.



GROUND FLOOR

Hallway

Lounge

Kitchen/Dining Room

WC

Utility

FIRST FLOOR

Landing

12'3 x 11'11

19'9 x 17'10

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

SECOND FLOOR

Loft Room

12'4 x 9'4

11'8 x 11'5

8'5 x 7'2

18'9 x 11'1